

FILE NO.: Z-6883-C

NAME: 'I' and 'J' Streets Revised Short-form PD-R

LOCATION: Located at 5209 'J' Street and 5212 'I' Street

DEVELOPER:

Paul Page Dwellings, LLC
324 East 15th Street
Little Rock, AR 72202

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.50 acres NUMBER OF LOTS: 2-parcels FT. NEW STREET: 0 LF

CURRENT ZONING: PD-R

ALLOWED USES: Existing multi-family and 2-Single-family detached homes

PROPOSED ZONING: PD-R

PROPOSED USE: Existing multi-family and 1-Single-family detached homes

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On August 3, 2000, the Little Rock Planning Commission approved a request to rezone the site from R-2, Single-family and R-4, Two-family to PD-R to allow a single-family residence located at 5212 'I' Street to be removed and a new four-plex constructed in its location. A parking area located to the rear of the site was to be upgraded with new paving. The parking was located behind the six-unit apartment building and contained 16-parking spaces which were accessed from 'J' Street. Four (4) garage parking spaces were located on-site with the six-unit apartment development.

The Board of Directors adopted Ordinance No. 18,379 on October 17, 2000, allowing the rezoning the site to PD-R. A Future Land Use Plan amendment was also filed to change the site from Single Family and Low Density Residential to Multi Family. This

application request was denied by the Planning Commission at their January 8, 2009, public hearing and was not appealed to the Board of Directors. The 4-plex was not constructed.

Ordinance No. 20,072 adopted by the Little Rock Board of Directors on February 3, 2009, allowed a revision to the previously approved PRD to allow the creation two (2) lots and the construction of a single-family home on each of the lots. The site plan approved allowed for buildable areas for the proposed lots. The site plan indicated the new homes would closely match the design criteria of the Hillcrests Design Overlay District. The lots were proposed approximately 44-feet by 85-feet for a total lot area of 3,740 square feet. The front yard setback approved allowed a 20-foot front yard setback, a 25-foot rear yard setback and a 5-foot side yard setback with a building envelope of 40-feet by 34-feet or 1,360 square feet. The total height, total lot coverage, the floor area ratio were to comply with the Hillcrest DOD requirements at the time of building permit. There was no change to the developed site located on 'J' Street proposed. This development did not occur.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to revise the previously approved PD-R to allow the construction of a single-family home on the lot located along 'I' Street. The lot has approximately 88-feet of frontage on 'I' Street and is 72-feet deep along the eastern perimeter and 91-feet deep along the western perimeter. The total lot area is approximately 6,358 square feet. The site plan indicates a building envelope of 3,142 square feet. The front yard setback is indicated at 15-feet. The side yards are indicated at 5-feet and the rear yard is 13.6-feet along the eastern perimeter flaring to 23.6-feet along the western perimeter.

No change is proposed to the developed site located on 'J' Street.

The applicant has indicated the development will comply with the development standards of the Hillcrest DOD with regard to building height, floor area ratio and lot coverage. The home located along the eastern perimeter sits 18-feet from the front property line. The home along the western perimeter sits 38-feet from the front property line. The applicant is proposing to place the front of the house at 15-feet and allow a 5-foot landscape wall and entry feature to extend to within 10-feet of the front property line.

The property is located within the Hillcrest Design Overlay District. The Hillcrest Design Overlay District has specific development criteria related to setbacks, lot coverage, floor area ratio and maximum building height. The ordinance states property, if for any reason, that cannot be developed without violating the standards of the DOD shall be reviewed through the planned zoning district section of the zoning ordinance, with the intent to devise a workable development plan which is consistent with the purpose and intent of the overlay ordinance.

B. EXISTING CONDITIONS:

The frontage along I Street is vacant and the property along J Street contains a four-unit apartment building and a six-unit apartment buildings. There are single-family homes located to the east, west and south across I Street and north across J Street. A number of the residential structures in this area contain more than one dwelling unit but the area along I Street appears to be single-family. Mount St. Mary's School is located further east across Kavanaugh Boulevard and Holy Souls School is located further west across Harrison Street.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several informational phone calls from area residents. All property owners located within 200-feet of the site along with the Hillcrest Residents Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer main extension required with easements if sewer service is required for this project. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal as there are no wires or poles in the affected area. Contact Entergy to determine electrical service requirements and easements. Contact Entergy, Bernard Neumeier, at 501.954.5158 for additional information.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. A water main extension will be needed to provide water service to this property.

3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
4. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
5. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
6. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).
7. A capital investment charge based on the size of meter connection(s) will apply to this project in addition to normal charges.

Fire Department: Maintain access. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: Directly served by Route #1, Pulaski Height Bus Route.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the Heights/Hillcrest Planning District. The Land Use Plan shows Residential Medium Density (RM) for this property. The Residential Medium Density category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The applicant has applied for a rezoning from PRD (Planned Residential District) to PRD (Planned Residential District) to change an expired PRD to add a single-family house to this development. The application is within the Hillcrest Design Overlay District.

Master Street Plan: I and J Streets are Local Streets on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (July 16, 2014)

Mr. Page Wilson was present representing the request. Staff presented an overview of the development stating the request was to allow the construction of a single-family home on this currently vacant lot in Hillcrest. Staff stated the intent was to comply with most of the standards of the Hillcrest DOD but in some areas, due to limitations on the lot, full compliance could not be achieved.

Staff requested Mr. Wilson provide the maximum building height, the number of floors, to total square footage of the home. Staff requested Mr. Wilson provide building elevations and the proposed construction materials.

Public Works noted and broken curb, gutter or sidewalk would require repair prior to occupancy.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan addressing a number of the issues raised at the July 16, 2014, Subdivision Committee meeting. The applicant is proposing to revise the previously approved PD-R for the southern lot which fronts onto I Street. The materials include steel, James Hardi panel siding, wood, brick, vertical and horizontal siding or equivalent, metal standing seam roof. The maximum building height is proposed less than the 39-feet allowed by the Hillcrest DOD. The structure is proposed as 2-story.

No change is proposed to the developed site located on 'J' Street. The lot fronting 'I' Street has approximately 88-feet of frontage on 'I' Street and has 72-feet of depth along the eastern perimeter and 91-feet along the western perimeter. The total lot area is approximately 6,358 square feet.

The site plan indicates a building envelope of 3,142 square feet (lot coverage 49%). The current site plan indicates the ground floor of the home containing 2,475 square feet and combined with the upper floor the home is proposed containing 3,000± square feet. The applicant has indicated the mass of the home will remain below 50-percent as allowed by the DOD.

The front yard setback is indicated at 15-feet. The side yards are indicated at 5-feet and the rear yard is indicated at 13.6-feet along the eastern perimeter flaring to 23.6-feet along the western perimeter.

The applicant has indicated the development will comply with the development standards of the Hillcrest DOD with regard to building height, floor area ratio and lot coverage. The home located along the eastern perimeter sits 18-feet from the front property line. The home along the western perimeter sits 38-feet from the front property line. The applicant is requesting to place the front façade of the home at 15-feet and allow a covered entry with steps and a landscape feature and 5-foot high architectural wall extending to 10-feet from the property line. The site plan indicates the placement of a 6-foot privacy fence within the rear yard area, along the northern, eastern and western perimeters.

Staff is supportive of the request. The applicant is proposing to amend the previously approved PD-R to allow the construction of a single-family home on this existing substandard lot. The previous approval allowed for similar setbacks and was proposed for two (2) single-family homes. Although the development is not fully complying with the Hillcrest DOD staff feels the development is meeting the spirit of the Overlay. Staff feels the development as proposed is appropriate.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

PLANNING COMMISSION ACTION:

(AUGUST 7, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

There was no further discussion of the item. The chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 9 ayes, 0 noes and 2 absent.